



VICINITY MAP  
NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 311.0 ACRES FOR REZONING SITE IN CHARLOTTE ETJ

TAX PARCEL #S: 029-591-05, 029-591-03, 029-591-04, 029-581-21, 029-581-15, 029-581-03, 029-581-110 AND 029-181-10

EXISTING ZONING: CC

PROPOSED ZONING: I-1(CD) & R-22MF(CD), FIVE YEARS VESTED RIGHTS

EXISTING USES: VACANT

PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN (I) THE I-1 ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED I-1(CD) (AS GENERALLY DEPICTED ON THE REZONING PLAN) AND (II) THE R-22MF ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED R-22MF(CD) (AS GENERALLY DEPICTED ON THE REZONING PLAN), EACH AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 2 (WHICH SHALL CONTROL).

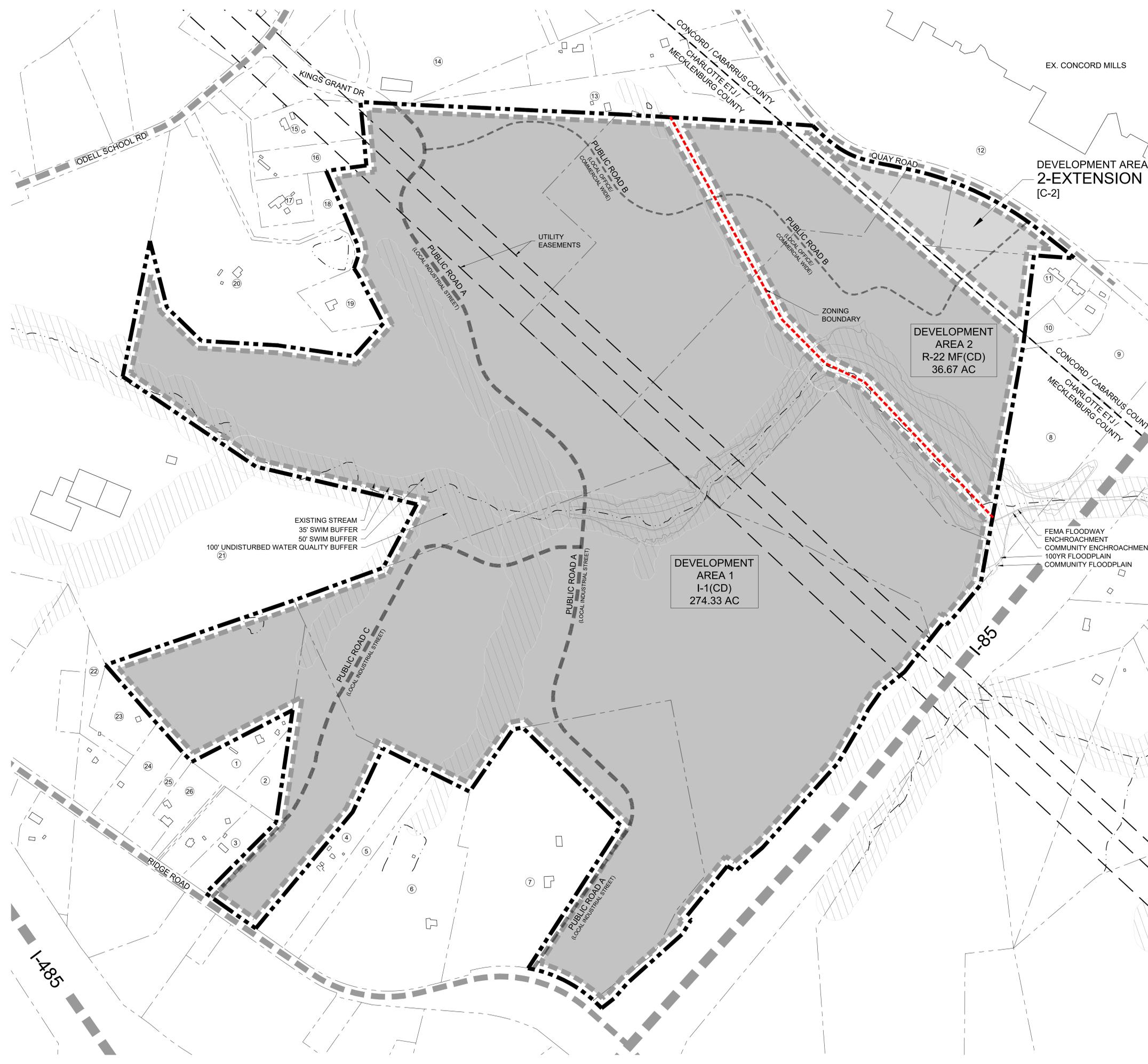
MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:

A. WITHIN THE I-1(CD) ZONING DISTRICT ON A PHASED BASIS, UP TO 2.75 MILLION SQUARE FEET OF GROSS FLOOR AREA OF WAREHOUSE, DISTRIBUTION AND OTHER PERMITTED USES AS ALLOWED IN THE I-1 ZONING DISTRICT, AS MORE PARTICULARLY DESCRIBED BELOW IN SECTION 2 (WHICH SHALL CONTROL).

B. WITHIN THE R-22MF(CD) ZONING DISTRICT, UP TO 488 MULTI-FAMILY RESIDENTIAL UNITS, AS MORE SPECIFICALLY SET FORTH IN SECTION 2 (WHICH SHALL CONTROL). [NOTE FOR INFORMATION: ADDITIONAL 212 MULTI-FAMILY UNITS DESIGNATED FOR 10.42 ACRE ADJACENT PARCEL WITHIN CONCORD FOR PROJECT TOTAL OF 700 MULTI-FAMILY UNITS]

MAXIMUM BUILDING HEIGHT: IN THE AREA ZONED I-1(CD) BUILDING HEIGHTS SHALL BE AS SET FORTH IN THE ORDINANCE FOR THE I-1 ZONING DISTRICT. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE. IN THE AREA ZONED R-22MF(CD) ALLOWED BUILDING HEIGHTS WILL BE LIMITED TO 65 FEET.

PARKING: AS REQUIRED BY THE ORDINANCE.



NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	03.09.21
2	PER STAFF COMMENTS	04.12.21
3	PER STAFF COMMENTS	05.17.21

NO.	DATE	DESCRIPTION
1	08697-410	WENDY DAWN COPENHAVER
2	04415-422	NORMAN J PENNINGER
3	10202-684	JAMES EDWARD JR SHAVER
4	34410-379	AMH NC DEVELOPMENT LP
5	34410-379	AMH NC DEVELOPMENT LP
6	34410-379	AMH NC DEVELOPMENT LP
7	33132-74	AMH NC DEVELOPMENT LP
8	08627-724	DAVIDLAND LLC
9	03033-0044	DAVIDLAND LLC / A NC LLC
10	09853-0036	QUAY LLC / A NC LLC
11	12242-0271	HARKER RONNIE R / MARTHA H WF
12	10206-0313	MALL AT CONCORD MILLS LP
13	33182-1	ROBERT LUNN
14	33318-17	KINGS GRANT APARTMENTS LLC
15	30216-687	PIEDMONT NATURAL GAS COMPANY INC
16	30216-687	PIEDMONT NATURAL GAS COMPANY INC
17	35142-558	WINNIE N FOX LLC
18	35142-558	WINNIE N FOX LLC
19	35142-556	FIVE FOX LLC
20	35142-556	FIVE FOX LLC
21	08023-218	HICKORY GROVE BAPTIST CHURCH
22	31515-280	JAMES E JR SHAVER
23	04917-540	STEPHEN LAWRENCE
24	08930-877	R FRANCES (N/C) BELT
25	02315-592	ALICE C WIKE
26	03855-473	ALICE COVINGTON WIKE

REVISED

SCALE

PROJECT

KINGS GRANT

CHARLOTTE, NC  
REZONING  
#2021-028

LANDDESIGN PROJ#

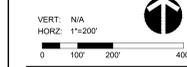
1020184

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	03.09.21
2	PER STAFF COMMENTS	04.12.21
3	PER STAFF COMMENTS	05.17.21

DESIGNED BY: JVK  
DRAWN BY: JVK  
CHECKED BY: KST

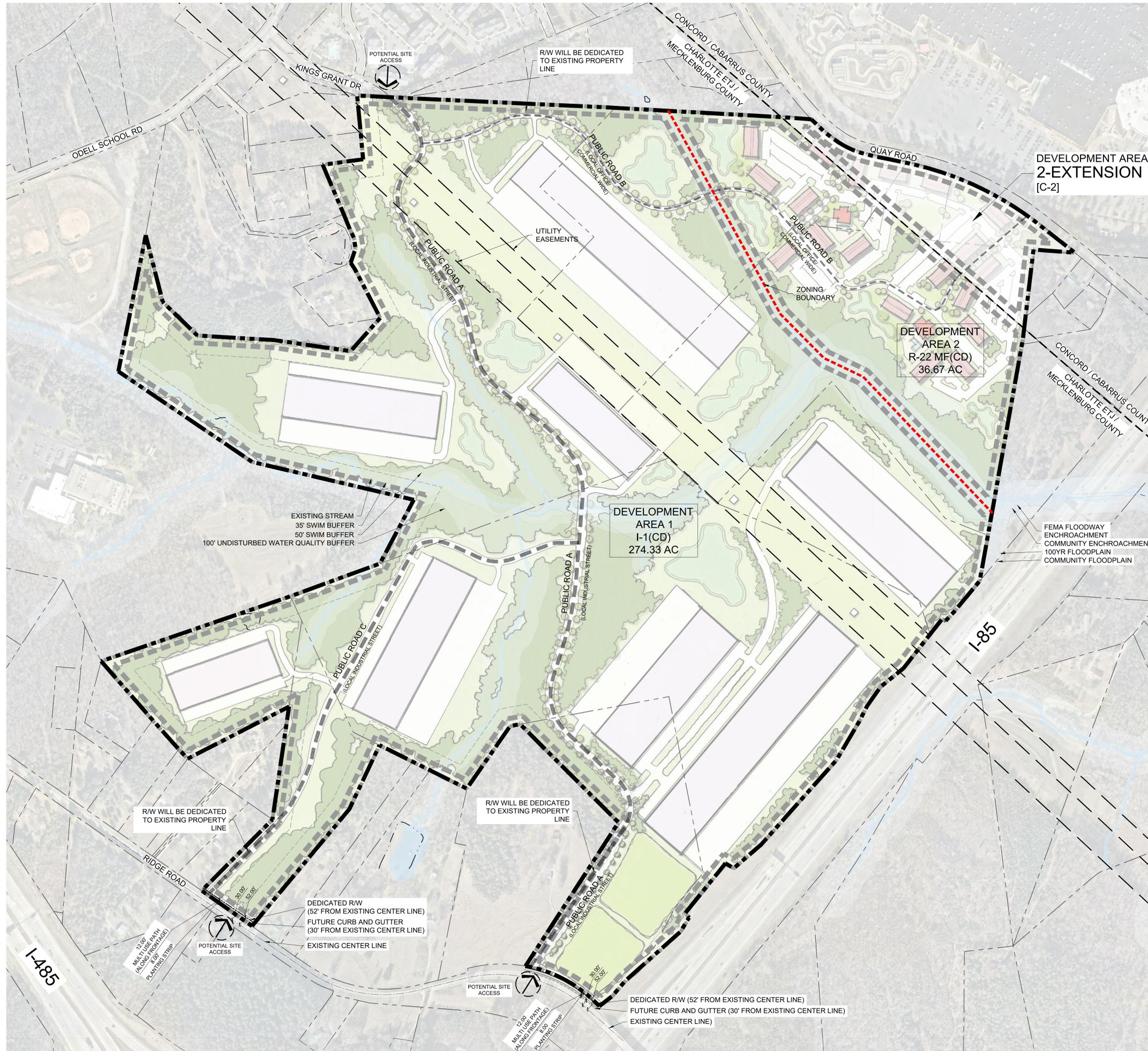
SCALE



TECHNICAL DATA

SHEET NUMBER

RZ-1



**SITE LEGEND**

- PROPOSED PROPERTY LINE
- COUNTY LINE
- DEVELOPMENT AREA
- ZONING BOUNDARY
- PUBLIC ROAD A
- PUBLIC ROAD B
- POTENTIAL ACCESS

KEY MAP

SCALE

PROJECT

**KINGS GRANT**

CHARLOTTE, NC  
REZONING  
#2021-028

LANDDESIGN PROJ# 1020184

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SCALE



SHEET TITLE

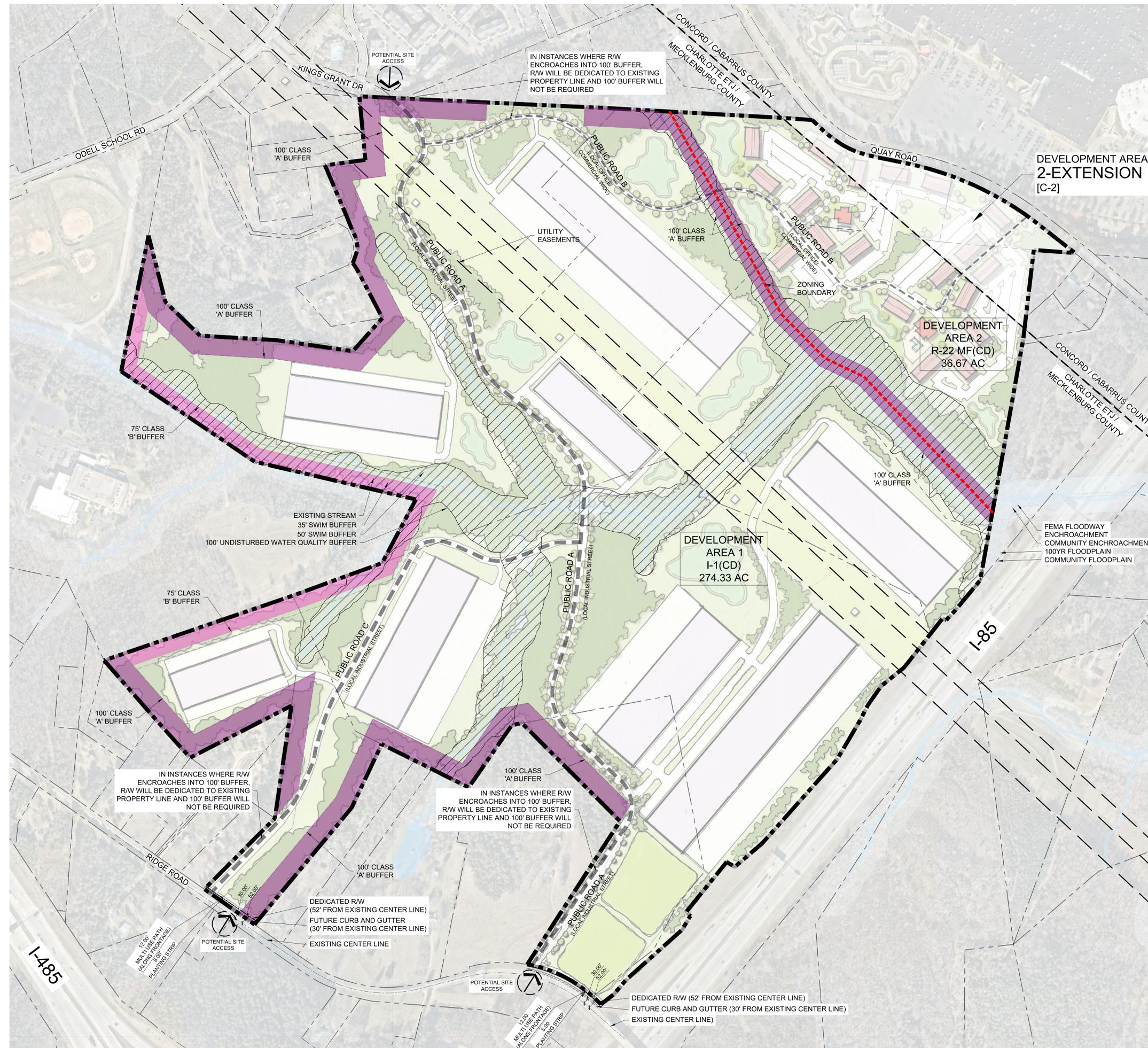
SCHEMATIC SITE PLAN

SHEET NUMBER

**RZ-2**

**BUFFER LEGEND**

- 100' CLASS 'A' BUFFER 
- 75' CLASS 'B' BUFFER 
- POTENTIAL TREE SAVE/ OPEN SPACE 



REVISED

SCALE

PROJECT

**KINGS GRANT**

CHARLOTTE, NC  
REZONING  
#2021-028

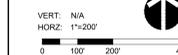
DESIGN PROJECT # 1020184

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DESIGNED BY: JVK  
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SCALE

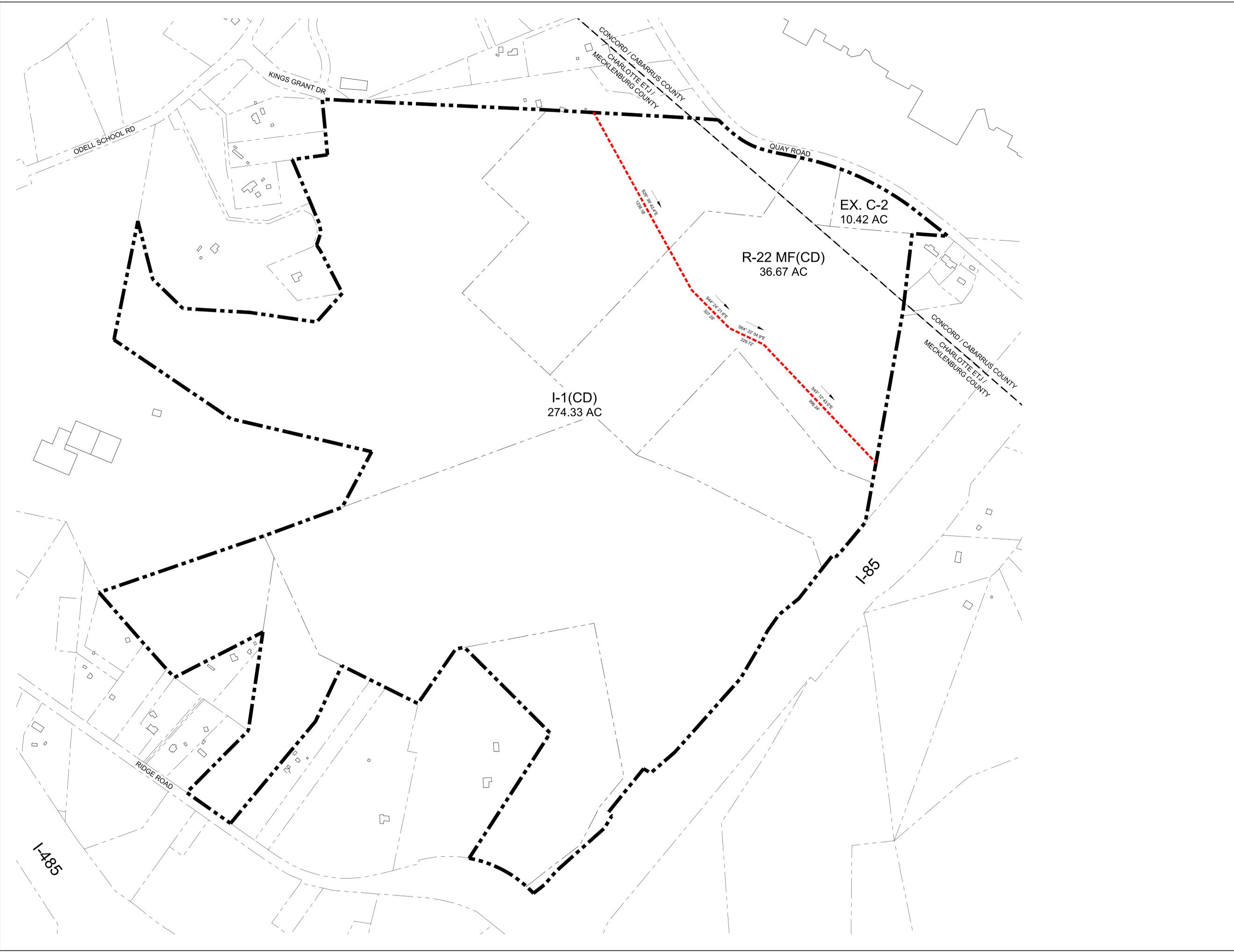


SHEET TITLE

PROPOSED BUFFERS

SHEET NUMBER

**RZ-3**



KEY MAP

SEAL

PROJECT

**KINGS GRANT**

CHARLOTTE, NC  
 REZONING  
 #2021-028

DESIGN PROJ# 1020184

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	03.09.21
2	PER STAFF COMMENTS	04.12.21
3	PER STAFF COMMENTS	05.17.21

DESIGNED BY: JJK  
 DRAWN BY: JJK  
 CHECKED BY: KST

SCALE  
 VERT: N/A  
 HORZ: 1"=200'



SHEET TITLE

ZONING BOUNDARY

SHEET NUMBER

**RZ-4**

CHILDRESS KLEIN - KINGS GRANT  
 DEVELOPMENT STANDARDS  
 (5/16/2021)  
 REZONING PETITION NO. 2021-028

**SITE DEVELOPMENT DATA:**

- ACREAGE: ± 311.0 ACRES FOR REZONING SITE IN CHARLOTTE ETJ (MECKLENBURG COUNTY - SEE BELOW FOR ADDITIONAL 10.42 ACRES IN CONCORD/CABARRUS COUNTY)
- TAX PARCEL #S: 029-591-05, 029-591-03, 029-591-04, 029-581-21, 029-581-15, 029-581-03, 029-581-110 AND 029-181-10
- EXISTING ZONING: CC
- PROPOSED ZONING: I-1(CD) & R-22M(CD), FIVE YEARS VESTED RIGHTS
- EXISTING USES: VACANT
- PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN (I) THE I-1 ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED I-1(CD) (AS GENERALLY DEPICTED ON THE REZONING PLAN) AND (II) THE R-22M ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED R-22M(CD) (AS GENERALLY DEPICTED ON THE REZONING PLAN), EACH AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 2 (WHICH SHALL CONTROL).
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:
  - A. WITHIN THE I-1(CD) ZONING DISTRICT ON A PHASED BASIS, UP TO 2.75 MILLION SQUARE FEET OF GROSS FLOOR AREA OF WAREHOUSE, DISTRIBUTION AND OTHER PERMITTED USES AS ALLOWED IN THE I-1 ZONING DISTRICT, AS MORE PARTICULARLY DESCRIBED BELOW IN SECTION 2 (WHICH SHALL CONTROL).
  - B. WITHIN THE R-22M(CD) ZONING DISTRICT, UP TO 488 MULTI-FAMILY RESIDENTIAL UNITS, AS MORE SPECIFICALLY SET FORTH IN SECTION 2 (WHICH SHALL CONTROL). [NOTE FOR INFORMATION: ADDITIONAL 212 MULTI-FAMILY UNITS DESIGNATED FOR 10.42 ACRE ADJACENT PARCEL WITHIN CONCORD FOR PROJECT TOTAL OF 700 MULTI-FAMILY UNITS.]
- MAXIMUM BUILDING HEIGHT: IN THE AREA ZONED I-1(CD) BUILDING HEIGHTS SHALL BE AS SET FORTH IN THE ORDINANCE FOR THE I-1 ZONING DISTRICT. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE. IN THE AREA ZONED R-22M(CD) ALLOWED BUILDING HEIGHTS WILL BE LIMITED TO 65 FEET.
- PARKING: AS REQUIRED BY THE ORDINANCE.

**1. GENERAL PROVISIONS:**

a. SITE LOCATION, THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND SCHEMATIC SITE PLAN, AND RELATED GRAPHICS FORM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY CHILDRESS KLEIN PROPERTIES ("PETITIONER") TO ACCOMMODATE DEVELOPMENT ON THE APPROXIMATELY 311.0 ACRE SITE LOCATED AT THE NORTHEAST INTERSECTION OF I-85 AND RIDGE ROAD, AS GENERALLY DEPICTED ON SHEET RZ-1 (THE "SITE") OF: (I) A RESIDENTIAL COMMUNITY ON THE PORTION OF THE SITE ZONED R-22M(CD) (AS GENERALLY DEPICTED ON THE REZONING PLAN), AND (II) DISTRIBUTION/LOGISTICS/WAREHOUSE AND OTHER ALLOWED USES ON THE PORTION OF THE SITE ZONED I-1(CD) (AS GENERALLY DEPICTED ON THE REZONING PLAN).

[NOTE FOR INFORMATION - ADDITIONAL PROPERTY WITHIN CITY OF CONCORD: THIS REZONING PLAN SEEKS REZONING OF THE SITE LOCATED WITHIN MECKLENBURG COUNTY, BUT THE REZONING PLAN SETS FORTH FOR CONCEPTUAL SITE PLANNING PURPOSES ONLY AN ADDITIONAL 10.42 ACRES OF ADJACENT LAND FRONTING QUAY ROAD LOCATED WITHIN THE CITY OF CONCORD, CABARRUS COUNTY (THE "CONCORD PROPERTY") AND GENERALLY DEPICTED ON THE REZONING PLAN AS AN EXTENSION OF DEVELOPMENT AREA 2 (THE "DEVELOPMENT AREA 2 EXTENSION"). THIS REZONING PLAN AND ACCOMPANYING CITY OF CHARLOTTE ORDINANCE PROVISIONS GOVERNS THE SITE LOCATED WITHIN MECKLENBURG COUNTY, AND THE CONCORD PROPERTY IS SHOWN FOR CONCEPTUAL SITE PLANNING PURPOSES TO GENERALLY DEPICT THE OVERALL MASTER PLAN DEVELOPMENT BY INCLUDING ALL OF THE PROPOSED MULTIFAMILY BASED DEVELOPMENT, WHETHER LOCATED WITHIN MECKLENBURG COUNTY OR WITHIN THE CITY OF CONCORD. THE ZONING FOR THE CONCORD PROPERTY SHALL BE GOVERNED BY THE ZONING REGULATIONS OF THE CITY OF CONCORD, WITH THE UNDERSTANDING THAT IT IS INTENDED THAT THE SITE AND THE CONCORD PROPERTY ARE INTENDED TO CONSTITUTE A SEAMLESS PLANNED/UNIFIED DEVELOPMENT AS GENERALLY DEPICTED ON PORTIONS OF THE REZONING PLAN.]

b. DEVELOPMENT AREAS, FOR EASE OF REFERENCE, THE REZONING PLAN SETS FORTH TWO (2) DEVELOPMENT AREAS AS GENERALLY DEPICTED ON SHEET RZ-1: AS DEVELOPMENT AREA 1 AND DEVELOPMENT AREA 2 (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS"). [NOTE FOR INFORMATION: IT IS UNDERSTOOD THAT THE FOR THE PURPOSES OF ADHERENCE TO THE REQUIREMENTS OF THIS REZONING PLAN PORTION OF DEVELOPMENT AREA 2 GENERALLY DEPICTED AS "DEVELOPMENT AREA 2 EXTENSION" AND LOCATED WITHIN CONCORD SHALL BE GOVERNED UNDER THE CONCORD PROPERTY ZONING.]

c. ZONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, (I) THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE I-1(CD) ZONING CLASSIFICATION FOR THE PORTION OF THE SITE SO DESIGNATED ON THE REZONING PLAN (I.E. CONSISTING OF DEVELOPMENT AREA 1) SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON SUCH PORTION OF THE SITE, AND (II) THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-22M(CD) ZONING CLASSIFICATION FOR THE PORTION OF THE SITE SO DESIGNATED ON THE REZONING PLAN (I.E. CONSISTING OF DEVELOPMENT AREA 2) SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON SUCH PORTION OF THE SITE.

d. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, DEVELOPMENT AREAS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATION, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED, CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

- (i) EXPRESSLY PERMITTED BY THE REZONING PLAN (IT IS UNDERSTOOD THAT IF A MODIFICATION IS EXPRESSLY PERMITTED BY THE REZONING PLAN IT IS DEEMED A MINOR MODIFICATION FOR THE PURPOSES OF THESE DEVELOPMENT STANDARDS); OR
- (ii) MINOR AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT GENERALLY DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE, IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

e. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY; ACCESSORY BUILDING DESIGN. NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED: (I) ON THE PORTION OF THE SITE ZONED I-1(CD) SHALL NOT EXCEED FIFTEEN (15); AND (II) IN THE R-22M(CD) ZONED PORTION OF THE SITE SHALL NOT EXCEED THIRTY (30) [NOTE FOR INFORMATION: THIS NUMBER OF BUILDING LIMITATION ONLY APPLIES TO THE PORTION OF THE SITE LOCATED WITHIN MECKLENBURG COUNTY]. PROVIDED, FURTHER, THE MAXIMUM NUMBER OF PRINCIPAL BUILDINGS IN EACH INSTANCE ABOVE MAY BE REDUCED, ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING. THE SIZE OF ACCESSORY STRUCTURES/BUILDINGS LOCATED WITHIN THE PORTION OF THE SITE ZONED R-22M(CD) WILL BE LIMITED TO 20% OF THE BUILDING AREA OF THE PRINCIPAL BUILDINGS CONSTRUCTED WITHIN SUCH DEVELOPMENT AREAS TO WHICH THE ACCESSORY STRUCTURE/BUILDING (OTHER THAN PARKING STRUCTURES) RELATE.

f. PLANNED/UNIFIED DEVELOPMENT. THE SITE (INCLUDING THE VARIOUS DEVELOPMENT AREAS) SHALL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT PLAN AS TO THE ELEMENTS AND PORTIONS OF THE SITE GENERALLY DEPICTED ON THE REZONING PLAN, AS SUCH, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, FAR REQUIREMENTS, AND OTHER SIMILAR ZONING STANDARDS WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER SITE ELEMENTS LOCATED ON THE SITE. FURTHERMORE, THE PETITIONER AND/OR OWNERS OF THE SITE RESERVE THE RIGHT TO SUBDIVIDE THE PORTIONS OR ALL OF THE SITE AND CREATE LOTS WITHIN THE INTERIOR OF THE SITE WITHOUT REGARD TO ANY SUCH INTERNAL SEPARATION STANDARDS, PUBLIC/Private STREET FRONTAGE REQUIREMENTS AND FAR REQUIREMENTS, PROVIDED, HOWEVER, ALL SUCH SEPARATION STANDARDS ALONG THE EXTERIOR BOUNDARY OF THE SITE SHALL BE ADHERED TO AND ALL FAR REQUIREMENTS WILL BE REGULATED BY ANY DEVELOPMENT LIMITATIONS SET FORTH IN SECTION 3 BELOW AS TO THE SITE AS A WHOLE AND NOT INDIVIDUAL PORTIONS OR LOTS LOCATED THEREIN. [NOTE FOR INFORMATION: AS STATED ABOVE, THE CONCORD PROPERTY IS GENERALLY DEPICTED ON THE REZONING PLAN SHALL BE GOVERNED BY THE CONCORD ZONING REGULATIONS. IT IS INTENDED THAT THE SITE AND THE CONCORD PROPERTY SHALL BE DEEMED A PLANNED/UNIFIED DEVELOPMENT AS GENERALLY DEPICTED ON THE REZONING PLAN.]

g. FIVE YEAR VESTED RIGHTS. PURSUANT TO THE PROVISIONS OF SECTION 1.110 OF THE ORDINANCE AND N.C.G.S. SECTION 160A-385.1, DUE TO THE MASTER PLANNED LARGE SCALE NATURE OF THE DEVELOPMENT AND/OR REDEVELOPMENT, THE LEVEL OF INVESTMENT, THE TIMING OF DEVELOPMENT AND/OR REDEVELOPMENT AND CERTAIN INFRASTRUCTURE IMPROVEMENTS, ECONOMIC CYCLES AND MARKET CONDITIONS, THIS PETITION INCLUDES VESTING OF THE APPROVED REZONING PLAN AND CONDITIONAL ZONING DISTRICTS ASSOCIATED WITH THE PETITION FOR A FIVE (5) YEAR PERIOD, BUT SUCH PROVISIONS SHALL NOT BE DEEMED A LIMITATION ON ANY OTHER VESTED RIGHTS WHETHER AT COMMON LAW OR OTHERWISE.

h. GROSS FLOOR AREA. WHEN DETERMINING THE MAXIMUM DEVELOPMENT LEVELS SET FORTH IN THIS REZONING PLAN, GROSS FLOOR AREA AS DEFINED IN THE ORDINANCE SHALL EXCLUDE ANY SURFACE OR STRUCTURED PARKING FACILITIES (INCLUDING, WITHOUT LIMITATION, CORRIDORS AND ELEVATORS WITHIN SUCH FACILITIES), UTILITY, SIMILAR PUMP-STATION FACILITIES, ENCLOSED LOADING DOCK/SERVICE AREAS, BALCONIES, OUTDOOR DINING AREAS AND ALL GATHERING AREAS WHETHER ON THE ROOF OF A BUILDING OR AT STREET LEVEL.

i. PROJECT PHASING. DEVELOPMENT TAKING PLACE ON THE SITE MAY OCCUR IN PHASES AND IN SUCH EVENT, EXCEPT AS EXPRESSLY REQUIRED IN THIS REZONING PLAN OR BY THE ORDINANCE, CERTAIN STREETSCAPE IMPROVEMENTS, ROADWAY IMPROVEMENTS AND THE LIKE MAY TAKE PLACE IN CONNECTION WITH THE PHASE OF DEVELOPMENT TO WHICH SUCH IMPROVEMENTS RELATE AS DESCRIBED HEREIN.

**2. PERMITTED USES & DEVELOPMENT AREA LIMITATIONS**

I. USES WITHIN THE I-1(CD) AREAS. THE PROVISIONS OF THIS SECTION 2.1 SHALL APPLY ONLY TO THE I-1(CD) ZONED PORTION OF THE SITE.

a. DEVELOPMENT AREA 1. SUBJECT TO THE RESTRICTIONS AND LIMITATIONS LISTED BELOW IN SUBSECTION 2.1.B BELOW, THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE I-1(CD) PORTION OF THE SITE

MAY BE DEVELOPED WITH UP TO 2,750,000 SQUARE FEET GROSS FLOOR AREA OF WAREHOUSING, WAREHOUSE DISTRIBUTION, LOGISTICS, OFFICE MANUFACTURING, AND ALL OTHER USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE I-1 ZONING DISTRICT OF THE ALLOWED SQUARE FOOTAGE IN DEVELOPMENT AREA 1, NO MORE THAN 5,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE UTILIZED FOR RETAIL/DEE USES.

b. PROHIBITED USES. IN NO EVENT SHALL THE FOLLOWING USES BE PERMITTED IN THE I-1(CD) PORTION OF THE SITE AS A PRINCIPLE USE:

- AUCTION SALES.
- AUTOMOBILES, TRUCK AND UTILITY TRAILER RENTAL.
- AUTOMOTIVE REPAIR GARAGES.
- AUTOMOTIVE SALES AND REPAIR.
- AUTOMOTIVE SERVICE STATIONS.
- MANUFACTURED HOUSING SALES OR REPAIR.
- PETROLEUM STORAGE FACILITIES.
- RECYCLING OR DROP OFF CENTERS

II. USES WITHIN R-22M(CD) AREA. THE FOLLOWING PROVISIONS OF SECTION 2.1. SHALL APPLY TO THE R-22M(CD) AREA ONLY.

a. DEVELOPMENT AREA 2. DEVELOPMENT AREA 2 ON THE SITE MAY BE DEVELOPED WITH UP TO 488 MULTI-FAMILY RESIDENTIAL UNITS AND OTHER USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, ALL AS ALLOWED IN THE R-22M ZONING DISTRICT. [NOTE FOR INFORMATION: ADDITIONAL 212 MULTI-FAMILY UNITS DESIGNATED FOR 10.42 ACRE ADJACENT PARCEL WITHIN CONCORD FOR PROJECT TOTAL OF 700 MULTI-FAMILY UNITS.]

**3. TRANSPORTATION IMPROVEMENTS AND ACCESS/PEDESTRIAN CIRCULATION:**

**I. PROPOSED IMPROVEMENTS:**

THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE IMPROVEMENTS, THE IMPROVEMENTS SET FORTH BELOW TO BENEFIT OVERALL TRAFFIC PATTERNS THROUGHOUT THE AREA IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS:

THE FOLLOWING ROADWAY IMPROVEMENTS WILL BE MADE BY THE PETITIONER AS PART OF THE REDEVELOPMENT OF THE SITE AS PROPOSED BY THE REZONING PLAN IN ACCORDANCE WITH THE PHASING DESCRIBED BELOW:

[TO BE FORTHCOMING IN CONNECTION WITH TRAFFIC IMPACT ANALYSIS]

a. THE PETITIONER SHALL DEDICATE (ADDITIONAL) RIGHT OF WAY ALONG THE SITES FRONTAGE OF RIDGE ROAD TO RESULT IN FIFTY-TWO (52) FEET OF RIGHT-OF-WAY AS MEASURED FROM THE EXISTING CENTERLINE OF RIDGE ROAD ALONG THE SITE'S FRONTAGE.

**II. STANDARDS, PHASING AND OTHER PROVISIONS:**

a. CDOT STANDARDS. ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT (AS IT RELATES TO THE ROADWAY IMPROVEMENTS WITHIN ITS ROAD SYSTEM AUTHORITY). IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD MALLARD CREEK ROAD AREA, BY WAY OF ANY APPLICABLE PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

b. PHASING. ROAD IMPROVEMENTS SHALL BE COMPLETED IN PHASES, OR SUBPHASES, THAT ALIGN WITH THE PERMITTED USES AND DEVELOPMENT LEVELS DESCRIBED BELOW IN THIS SUBSECTION 4.C. SUBJECT TO THE ADJUSTMENTS PERMITTED BY SECTION 3.B ABOVE SUCH AS CONVERSIONS/TRANSFERS OF USES AND OTHER PROVISIONS OF THIS SECTION 4. PRIOR TO THE DEVELOPMENT PROCEEDING IN A SUBSEQUENT PHASE OR SUBPHASE OF DEVELOPMENT FOR TRANSPORTATION PURPOSES, THE ROADWAY IMPROVEMENTS LISTED FOR THE GIVEN PHASE (OR SUBPHASE) SHALL BE SUBSTANTIALLY COMPLETED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY TO TAKE PLACE IN SUCH NEXT SUBSEQUENT PHASE OR SUBPHASE. SUBJECT TO OTHER PROVISIONS OF THIS SECTION 4, THE PRIMARY PHASES FOR TRANSPORTATION PURPOSES AND ACCOMPANYING IMPROVEMENTS ARE SET FORTH ABOVE IN SUBSECTION 4.C.

IN ADDITION, PETITIONER MAY SEEK TO ADJUST THE PRIMARY PHASING SET FORTH ABOVE AND THE ACCOMPANYING DEVELOPMENT LEVELS SET FORTH IN THIS REZONING PLAN. THE PETITIONER WILL PROVIDE AN AMOUNT OF DEVELOPMENT FROM THE PHASING SET FORTH HEREIN OR BY WAY OF "SUB-PHASES" WITHIN THE PRIMARY PHASES, ADMINISTRATIVELY UPON THE REASONABLE APPROVAL OF CDOT, OR NCDOT (AS APPLICABLE) WHICH APPROVAL MAY BE BASED UPON APPROPRIATE ADJUSTMENTS REFLECTING ITS DAILY OR PEAK HOUR TRIP GENERATION ASSESSMENT. CDOT MAY REQUIRE FOR SUCH APPROVAL THE COMPLETION OF TRAFFIC IMPACT ANALYSIS OR TECHNICAL TRANSPORTATION MEMORANDUM, AS APPLICABLE, FOLLOWING CUSTOMARY STANDARDS SUPPORTING ADJUSTMENTS TO THE APPLICABLE PHASES OR SUB-PHASES OF DEVELOPMENT AND THE ACCOMPANYING TRANSPORTATION IMPROVEMENTS.

TRANSPORTATION PHASE 1 DEVELOPMENT LEVELS:  
 [TO BE FORTHCOMING BASED ON THIS REVIEW]

TRANSPORTATION PHASE 1A DEVELOPMENT LEVELS:  
 [TO BE FORTHCOMING BASED ON THIS REVIEW]

TRANSPORTATION PHASE 2 DEVELOPMENT LEVELS:  
 [TO BE FORTHCOMING BASED ON THIS REVIEW]

c. RIGHT-OF-WAY DEDICATION. SUBJECT TO THE QUALIFICATIONS SET FORTH HEREIN, RIGHT-OF-WAY TO BE DEDICATED FOR THE REQUIRED ROADWAY IMPROVEMENTS DESCRIBED IN ABOVE, RIGHT-OF-WAY TO BE DEDICATED VIA FEE SIMPLE CONVEYANCE BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE LEVEL OF IMPROVEMENTS REQUIRED BY THE PHASING TIED TO THE IDENTIFIED ROADWAY IMPROVEMENTS AS DESCRIBED ABOVE AND ON THIS REZONING PLAN. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED AT A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

d. SUBSTANTIAL COMPLETION. REFERENCE TO "SUBSTANTIAL COMPLETION" OR "SUBSTANTIALLY COMPLETED" FOR CERTAIN IMPROVEMENTS AS SET FORTH IN THE PROVISIONS OF THIS SECTION 3 ABOVE SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SECTION 3.II. PROVIDED, HOWEVER, IN THE EVENT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY CDOT) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDINGS) ON THE SITE, IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

e. RIGHT-OF-WAY AVAILABILITY. IT IS UNDERSTOOD THAT SOME OF THE PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION 1. ABOVE MAY NOT BE POSSIBLE WITHOUT THE ACQUISITION OF ADDITIONAL RIGHT OF WAY. IF AFTER THE EXERCISE OF DILIGENT GOOD FAITH EFFORTS OVER A MINIMUM OF A 90 DAY PERIOD, THE PETITIONER IS UNABLE TO ACQUIRE ANY LAND NECESSARY TO PROVIDE FOR ANY SUCH ADDITIONAL RIGHT OF WAY UPON COMMERCIALLY REASONABLE TERMS AND AT MARKET PRICES, THEN CDOT, THE CITY OF CHARLOTTE ENGINEERING DIVISION AND OTHER APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY MAY AGREE TO PROCEED WITH ACQUISITION OF ANY SUCH LAND. IN SUCH EVENT, THE PETITIONER SHALL REIMBURSE THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR THE COST OF SUCH ACQUISITION, INCLUDING COMPENSATION PAID BY THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR ANY SUCH LAND AND THE EXPENSES OF SUCH PROCEEDINGS. FURTHERMORE, IN THE EVENT PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE ARE DELAYED BECAUSE OF DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY AS CONTEMPLATED HEREIN AND SUCH DELAY EXTENDS BEYOND THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, PROVIDED, HOWEVER, PETITIONER CONTINUES TO EXERCISE GOOD FAITH EFFORTS TO COMPLETE THE APPLICABLE ROAD-WAY IMPROVEMENTS. IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

f. ALTERNATIVE IMPROVEMENTS. IN ADDITION TO OTHER PROVISIONS SET FORTH HEREIN, CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, CDOT AND THE PLANNING DIRECTOR. PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION.

**III. ACCESS, AND PEDESTRIAN CIRCULATION.**

a. EXTERNAL ACCESS POINTS. ACCESS TO THE SITE WILL BE FROM: (I) THE INTERSECTION OF PUBLIC ROAD A, AND C WITH RIDGE ROAD; (II) A CONTINUATION OF PUBLIC ROAD A THROUGH THE SITE TO CONNECT WITH KINGS GRANT DRIVE AT THE NORTH OF THE SITE; AND (III) A CONNECTION BY WAY OF PUBLIC ROAD B EXTENDING FROM ITS INTERSECTION WITH PUBLIC ROAD A FROM DEVELOPMENT AREA 1 ACROSS DEVELOPMENT AREA 2 AND ACROSS THE CONCORD PROPERTY TO INTERSECT WITH QUAY ROAD; AND AN ADDITIONAL DRIVEWAY CONNECTION FROM THE CONCORD PROPERTY TO QUAY ROAD SHALL BE MADE.

b. INTERNAL ACCESS POINTS. THE NUMBER AND LOCATION OF ACCESS POINTS INTERNAL TO THE SITE TO AND FROM THE PUBLIC ROADS AND INTERNAL DRIVEWAYS WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS AND THEREAFTER ADDITIONAL OR FEWER DRIVEWAYS AND/OR ADDITIONAL ROADS MAY BE INSTALLED OR REMOVED WITH APPROVAL FROM APPROPRIATE GOVERNMENTAL AUTHORITIES SUBJECT TO APPLICABLE STATUTES, ORDINANCES AND REGULATIONS.

c. CROSS-SECTION FOR DESIGNATED PUBLIC NETWORK STREETS. THE PUBLIC ROADS AS GENERALLY DEPICTED ON SHEET RZ-1 WILL BE DESIGNED TO MEET THE APPLICABLE PUBLIC STREET CROSS-SECTION AS REQUIRED BY THE SUBDIVISIONS REGULATIONS AND THE ORDINANCE.

d. MODIFICATIONS. MINOR MODIFICATIONS TO THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MADE BY THE PETITIONER, WITH THE APPROVAL OF PLANNING AND CDOT, TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL IN ACCORDANCE WITH PUBLISHED STANDARDS.

e. PUBLIC ROAD DESIGNATIONS AND INSTALLATIONS. PUBLIC ROAD A, B AND C WILL BE EXTENDED, CONSTRUCTED AND DEDICATED AS PUBLIC ROADS IN ACCORDANCE WITH THE PHASING PLAN DESCRIBED ABOVE IN THIS SECTION 3. PUBLIC ROAD A AND C WILL BE CONSTRUCTED TO LOCAL INDUSTRIAL CROSS SECTION STANDARDS. PUBLIC STREET B WILL BE CONSTRUCTED TO LOCAL/OFFICE COMMERCIAL WIDE STANDARDS.

**4. ARCHITECTURAL STANDARDS AND PARKING LOCATION RESTRICTIONS:**

I. I-1(CD) ZONED AREAS. THE FOLLOWING PROVISIONS OF THIS SECTION 4.I. SHALL APPLY TO DEVELOPMENT AREA 1, ONLY.

a. BUILDING MATERIALS. THE PRINCIPAL BUILDING(S) CONSTRUCTED ON THE PORTION OF THE SITE ZONED I-1(CD) MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR SUCH BUILDINGS WILL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE,

PRE-CAST STONE, PRECAST OR SITE-CAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS SIDING (SUCH AS HARDY PANELS, METAL PANELS, EIFS OR WOOD. VINYL AS A BUILDING MATERIAL WILL NOT BE ALLOWED EXCEPT ON WINDOWS AND SOFFITS.

b. SCREENING OF STRUCTURES. METER BANKS, TRANSFORMERS AND SIMILAR UTILITY STRUCTURES WILL BE SCREENED WHERE VISIBLE FROM PUBLIC VIEW AT GRADE LEVEL, PROVIDED, HOWEVER, THAT FOR ANY SUCH STRUCTURES LOCATED WITHIN LOADING AREAS, THE ORDINANCE REQUIRED SCREENING FOR SUCH LOADING AREAS SHALL ALSO SUFFICE AS THE REQUIRED SCREENING FOR SUCH STRUCTURES.

c. BACKFLOW PREVENTERS. ABOVE GROUND BACK FLOW PREVENTERS AND TRANSFORMERS WILL NOT BE LOCATED WITHIN THE OPEN SPACE AREAS OR WITHIN THE REQUIRED URBAN OPEN SPACE UNLESS THEY ARE REQUIRED TO SERVE THE OPEN SPACE AREAS IN WHICH THEY ARE LOCATED. ABOVE GROUND BACK FLOW PREVENTERS AND TRANSFORMERS THAT ARE LOCATED WITHIN THE OPEN SPACE AREAS AS ALLOWED BY THIS SECTION WILL BE SCREENED. A MINIMUM OF 10% OF THE AREA ZONED I-1(CD) WILL BE SET ASIDE AS OPEN SPACE AREAS THIS MAY INCLUDE TREE SAVE AREAS.

d. MECHANICAL EQUIPMENT SCREENING. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE LEVEL ON THE SITE.

e. PEDESTRIAN ENTRANCES. EACH TENANT PRIMARY PEDESTRIAN ENTRANCE WILL BE ARCHITECTURALLY DEFINED WITH GLAZING, AWNINGS, CANOPIES AND/OR OTHER ARCHITECTURAL ELEMENT, AND HAVE A CONNECTION TO ADJACENT PUBLIC STREETS.

ii. MULTI-FAMILY DESIGN GUIDELINES FOR R-22M(CD) AREA.

THE FOLLOWING PROVISIONS SHALL ONLY APPLY TO DEVELOPMENT AREA 2 [NOTE FOR INFORMATION: IT IS CONTEMPLATED THAT SIMILAR DESIGN GUIDELINES SHALL APPLY TO THE DEVELOPMENT AREA 2 EXTENSION LOCATED WITHIN THE CONCORD PROPERTY.]

**a. GENERAL SITE CONSIDERATIONS**

(i) BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO PUBLIC ROAD B, AND QUAY ROAD.

(ii) BUILDINGS SHALL FRONT A MINIMUM OF 50% OF THE TOTAL REQUIRED STREET FRONTAGE FOR PUBLIC ROAD B AND QUAY ROAD (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS, POINTS, ACCESSIBLE OPEN SPACE, TREE SAVE OR NATURAL AREAS, TREE REPLANTING AREAS AND STORM WATER FACILITIES).

(iii) ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING PUBLIC ROAD B AND QUAY ROAD SHALL COMPRISE A MINIMUM OF 30% OF THAT BUILDING'S ENTIRE FAÇADE FACING SUCH NETWORK STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR. VINYL SHALL BE PROHIBITED EXCEPT FOR HANDRAILS, WINDOWS OR DOOR TRIM.

**b. FAÇADE COMPOSITION & ARTICULATION**

(i) THE PRINCIPAL ENTRANCE OF A BUILDING SHALL BE ARTICULATED AND EXPRESSED IN GREATER ARCHITECTURAL DETAIL THAN OTHER BUILDING ENTRANCES, BY PROVIDING SOME OF THESE OR SIMILAR TYPE OF FEATURES: CHANGES IN MATERIALS, LARGER OPENINGS, COLUMNS PILASTERS OR OTHER ARCHITECTURAL FEATURES IN KEEPING WITH THE ARCHITECTURAL VERNACULAR OF THE BUILDING, ROOF OVERHANGS OR CANOPIES, LIGHT FIXTURES AND/OR ADDITIONAL LANDSCAPING TREATMENTS.

(ii) GROUND FLOOR ELEVATIONS SHALL BE TREATED WITH A COMBINATION OF FENESTRATION, CLEAR GLASS, PROMINENT ENTRANCES, CHANGE IN MATERIALS, BUILDING STEP BACKS, ARTWORK AND LANDSCAPING. BLANK WALLS CANNOT BE ADDRESSED WITH LANDSCAPE ELEMENTS ONLY.

(iii) PUBLIC ROAD FRONTING FAÇADES AND END FRONTING FAÇADES SHALL BE ARTICULATED AND DESIGNED TO CREATE ADDITIONAL VISUAL INTEREST BY VARYING ARCHITECTURAL DETAILS, BUILDING MATERIALS, THE ROOF LINE, AND BUILDING OFFSETS.

(iv) ON CORNER LOTS, THE ARCHITECTURAL TREATMENT OF A BUILDING'S INTERSECTING PUBLIC ROAD FRONTING FAÇADES SHALL BE SUBSTANTIALLY SIMILAR, EXCEPT THAT SAID BUILDING MAY EMPHASIZE THE CORNER LOCATION BY INCORPORATING ADDITIONAL HEIGHT AT THE CORNER, VARYING THE ROOF FORM AT THE CORNER, OR PROVIDING OTHER ARCHITECTURAL EMBELLISHMENTS AT THE CORNER.

(v) FIRST STORY FAÇADES OF ALL BUILDINGS ALONG PUBLIC ROADS SHALL INCORPORATE COLUMNS, AWNINGS, ARCADES, WINDOWS, DOORS, OR OTHER ARCHITECTURAL ELEMENTS.

(vi) FAÇADES SHALL PROVIDE VISUAL DIVISIONS BETWEEN THE FIRST TWO STORIES AND THE UPPER LEVEL STORIES, WHEN THE BUILDING HEIGHT IS MORE THAN TWO STORIES, THROUGH ARCHITECTURAL MEANS SUCH AS COURSES, AWNINGS, OR A CHANGE IN PRIMARY FAÇADE MATERIALS OR COLORS.

(vii) FAÇADES ABOVE THE FIRST TWO STORIES SHALL INCORPORATE WINDOWS, ARCHES, OR OTHER ARCHITECTURAL DETAILS.

(viii) FOUNDATIONS, WHERE PROVIDED, SHALL BE CONSTRUCTED AS A DISTINCT BUILDING ELEMENT THAT CONTRASTS WITH FAÇADE MATERIALS. EXPOSED ABOVE-GROUND FOUNDATIONS SHALL BE COATED OR FACED IN CEMENT, STUCCO, BRICK, MANUFACTURED STONE, OR NATURAL STONE TO CONTRAST WITH FAÇADE MATERIALS.

(ix) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS.

(x) BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FAÇADES FACING PUBLIC ROADS, SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES AND COLOR CHANGES.

(xi) BUILDING ELEVATIONS FACING PUBLIC ROADS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

(xii) LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIP ROOF OR PARAPETS.

(xiii) FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.

**5. STREETSCAPE, LANDSCAPING AND BUFFER:**

a. QUAY ROAD. [NOTE FOR INFORMATION: WHILE SETBACK AND STREETSCAPE REQUIREMENTS ALONG QUAY ROAD SHALL BE GOVERNED BY CONCORD ZONING REGULATIONS, TO THE EXTENT PERMITTED BY SUCH REGULATIONS, PETITIONER SHALL SEEK TO PROVIDE: (I) 25 FOOT SETBACK AS MEASURED FROM THE EXISTING BACK CURB OF QUAY ROAD IN DEVELOPMENT AREA 2 EXTENSION AND (II) A SIX (6) FOOT SIDEWALK AND MINIMUM EIGHT (8) FOOT PLANTING STRIP ALONG QUAY ROAD.]

b. RIDGE ROAD. A 30-FOOT SETBACK AS MEASURED FROM THE FUTURE RIGHT-OF-WAY LINE OF RIDGE ROAD WILL BE PROVIDED ALONG THE SITE'S FRONTAGE ON RIDGE ROAD. (A 12-FOOT SHARED-USE PATH AND A MINIMUM OF AN EIGHT (8) FOOT PLANTING STRIP WILL BE PROVIDED ALONG THE PORTION OF RIDGE ROAD. THE FUTURE BACK OF CURB ALONG RIDGE ROAD WILL BE LOCATED AND CONSTRUCTED 30 FEET FROM THE EXISTING CENTER LINE OF RIDGE ROAD AS REQUIRED BY NCDOT OR CHAPTER 16.)

c. PUBLIC ROAD A. ALONG PUBLIC ROAD A AND C WITHIN DEVELOPMENTS AREA 1, A 20-FOOT SETBACK AS MEASURED FROM THE RIGHT OF WAY LINE WILL BE PROVIDED. AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK WILL BE PROVIDED ALONG BOTH SIDES OF PUBLIC ROAD A AND C.

d. PUBLIC ROAD B. ALONG SITE'S FRONTAGE ON PUBLIC ROAD B WITHIN THE PORTION OF THE SITE ZONED R-22M(CD), THE SETBACK SHALL FOLLOW THE REQUIREMENTS OF THE ORDINANCE FOR THE R-22M DISTRICT. ALONG THE SITE'S FRONTAGE ON PUBLIC ROAD B WITHIN THE PORTION OF THE SITE ZONED I-1(CD), A 20-FOOT SETBACK AS MEASURED FROM THE RIGHT OF WAY WILL BE PROVIDED. AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK WILL BE PROVIDED WITHIN THESE SETBACKS.

**e. BUFFER AND/OR LANDSCAPE AREAS.**

(i) A 100-FOOT WIDE CLASS A BUFFER (WHICH MAY USE EXISTING TREES & VEGETATION) SHALL BE PROVIDED IN DEVELOPMENT AREA 1 ALONG THE SITE'S WESTERLY BOUNDARY, AS GENERALLY AS DEPICTED ON THE REZONING PLAN AND EXCEPT AS OTHERWISE INDICATED THEREIN.

(ii) A 100-FOOT WIDE CLASS C BUFFER (WHICH MAY USE EXISTING TREES & VEGETATION) SHALL BE PROVIDED BETWEEN DEVELOPMENT AREAS 1 & 2 AS GENERALLY DEPICTED ON THE REZONING PLAN. ALL BUFFERS CAN BE REDUCED PER THE PROVISIONS OF THE ORDINANCE.

**f. OPEN SPACE**

(i) A MINIMUM OF 15% OF THE SITE (DEV. AREA 1 AND DEV. AREA 2) OR APPROXIMATELY 46.65 ACRES WILL BE SET ASIDE AS OPEN SPACE (E.G. TREE SAVE AREAS, STREAM BUFFERS, LANDSCAPE BUFFERS, LANDSCAPE AREAS, IMPROVED OPEN SPACE AREAS, AS WELL AS OTHER SIMILAR AREAS). THE OPEN SPACE MAY BE DISTRIBUTED THROUGHOUT THE SITE.

(ii) A MINIMUM OF 5% OF THE OPEN SPACE (APPROXIMATELY 15.55 ACRES) MUST BE DEVELOPED AS IMPROVED OPEN SPACE. IMPROVED OPEN SPACE WILL HAVE LANDSCAPE AREAS, WALKING PATHS, AND/OR SEATING AREAS. ADDITIONAL IMPROVEMENTS, SUCH AS LIGHTING, SHADE STRUCTURES, WATER FEATURES, PLAY STRUCTURES ETC. MAY BE PROVIDED IN SOME OF THE IMPROVED OPEN SPACE AREAS BUT ARE NOT REQUIRED. IMPROVED OPEN SPACE AREAS MAY BE DISTRIBUTED THROUGHOUT THE SITE.